



INSPECTION GUIDELINES: RESIDENTIAL FOUNDATIONS



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INSPECTION CODE: 003

SCOPE: RESIDENTIAL

CODES ENFORCED: CBC, CRC, CPC, CFC, CMC, CEC, CEnC, CALGreen, CEBC, CHC, and SMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

- Approved plans and inspection record to be on job site. Any and all modifications shall be approved by the city prior to inspection. (CRC 106.3.1)
- Any and all under slab inspections to be completed and approved before any concrete work is performed.
- Protection devices in place (barricades, fences, guardrails, pedestrian protection, etc.). Proper sanitary facilities on site per CalOSHA.
- Excavation to be per approved plan, greater than 5 feet deep requires CalOSHA approval / permit.
- Temporary power pole approved (if applicable).
- Check for altered rough grade around perimeter of structure.
- Verify property line setbacks prior to inspection (surveyor's hubs or written verification). Check all setbacks for compliance with approved plans.
- Soils inspector's (site) approval and structural engineer reports (when required).
- Verify rough site grading will achieve minimum of 6" of fall within the first 10 feet or drains or swales will be constructed to ensure drainage away from the structure and adjacent property lines . (CRC R401.3)
- Check anchor bolts size, length and embedment per approved plans, seismic hardware per plan and manufacturer.
- All hold down bolts size, length and embedment per approved plans or product specifications. Wet setting is not allowed. (ACI 318 2.3)
- Depth and width of footing and pads per approved plans.
- Verify proper lap splices and clearances for steel reinforcement.
- Reinforcement clean of mud, oil or other substances harmful to reinforcement bond. Reinforcement accurately placed and secured against displacement.
- Special inspector's report for reinforcement (if required by engineer). Excavations clean of all debris.
- Pipe penetrations properly sleeved, spacing of conduits and pipes, engineer's approval if any reinforcement displaced from plan position by conduits/pipes.
- Required under floor access is provided, minimum 18"x24". (CRC 408.4)
- Floor access for equipment not less than the largest component of the appliance, and not less than 22"x30". (CMC 304.4)
- Verify moisture barrier under slab. Check approved plans for type and size. Verify thickness of sand cover over vapor barrier per approved plans and specs.

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- Verify slab thickness (Note: post-tension slabs typically greater than 4" nominal) Drilled caissons and piles:
 1. Caissons into proper strata and match depths shown on approved plans.
 2. Soil engineer report verifying depth of excavations.
 3. Reinforcement steel size and grade as per plan.
- Required erosion controls in place, per CALGreen and/or Erosion Control Agreement.
- Formwork complete, mortar tight, and fully braced (kicked off).
- UFER grounding electrode is required before concrete is poured as per approved plans.
- As a potential source of air leakage, slab on grade foundations shall be required to be caulked, gasketed, weather-stripped, or otherwise sealed to limit infiltration and exfiltration between the concrete slab and the sole plate. (CEnC 110.7)

RAISED FOUNDATION:

- Check rough grading to verify clearance from earth to untreated wood: Joists 18", beams 12", posts and all others including walls 8". (CRC 317.1)
- Wood framing members, including wood sheathing, that are in contact with exterior foundation walls and are less than 8" from exposed earth shall be of naturally durable or preservative-treated wood. (CRC R317)
- Concrete or paving landings, stairs, and locations where concrete or paving is against a building (i.e., porches and patios) shall have a raised foundation wall to protect against termite and water damage.
 - o Exception: If the construction design requires level landings – for example, when door swings to the outside or disabled access is required. If the exception applies, provide flashing as required. Aluminum flashing is not permitted.

FLOOD ZONES:

Structures in flood zones shall have the finished floor (concrete slab or raised wood floor) constructed above the design flood elevation per the approved plans and design Elevation Certificate (EC).

- Verify foundation formwork accounts for required elevation.
- Verify formwork for exterior equipment, such as the AC condenser pad, also accounts for the required elevation.
- "Building Under Construction" Elevation Certificate has been reviewed and approved by city plan review team.

For raised foundations or garages constructed below the design flood elevation verify the following:

- All materials below the design flood elevation (specified on the EC) are flood-resistant materials as per the approved plans.
- Flood vents are provided in the type and quantity specified on the approved EC and as per the approved plans.

Note: If using typical foundation screen vents for flood vents, only the open screen area, typically around 50%, is counted towards the required flood vent area. If using this method, confirm with designer and city plan review team on total number of vents required.

- Verify flood vents will be located a maximum of 12" above the finished grade on either side of the vent (exterior grade or interior grade of the crawl space) measured to the bottom of the vent opening.